

Sec. 7.8.16. - Short-Term Rental Units

A. **Defined** The rental of ~~all or part of a dwelling unit to the same guest resident for a period of less than 30 days.~~ any non-subsidized house, apartment, condominium, room or lodging accommodation on any property within the city that is rented to the same tenant for a period of less than 30 days. A short-term rental unit shall be located inside or adjacent to its owner's occupied dwelling located on the same property.

B. **Basic Use Standards**

1. **Owner-occupied** The dwelling unit, if it is a single-family house, townhouse or condominium, must be owner-occupied (as demonstrated by proof of Fulton County Homestead Exemption on property taxes).
2. ~~All parking must be accommodated on the lot.~~ **Parking** All parking for short-term rental units shall be accommodated on the same lot as the short-term rental unit.
3. **Unrelated Persons** No more than 4 unrelated persons 18 years of age or older may occupy the short-term rental dwelling unit.
4. **Business License** The owner, platform or manager operating a short-term rental unit shall hold a valid city business license. The business license number shall be included in any advertisement of the short-term rental unit.
5. **Permitting & Compliance** Each individual short-term rental unit shall be permitted with the city. Prior to issuance of a permit for a short-term rental unit, each property containing a short-term rental unit shall be inspected for compliance with all building and fire codes. A short-term rental unit permit is valid for one year from the date of issuance.
7. **Registration** All owners, platforms and managers of multiple short-term rental units shall register and provide detailed records of rental activity and taxes by rental unit.
8. **Noise Ordinance Notice** All owners or hosts shall post the city's noise ordinance in a visible location in the short-term rental unit.
9. **Rental Operation Notice** All owners or hosts shall give notice of the operation of a short-term rental unit to all residential parcels and/or homeowner's association(s) immediately adjacent to the short-term rental unit.
10. **Revocation** A permit may be revoked by the city at any time, due to the failure of the permit holder to comply with any requirements of this chapter. Notice of revocation shall be made in writing to the permit holder. Any person aggrieved by such notice may appeal the revocation pursuant to this chapter.
11. **Violation** An advertisement promoting the availability of property containing short-term rental units in violation of this chapter shall be prima facie evidence of a violation, and may be grounds for denial, suspension or revocation of a license.